

CITY OF EAU CLAIRE

HOUSING DIVISION



Fifth Program Year

2014 ACTION PLAN

August 1, 2014 – July 31, 2015

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS

Prepared by:

City of Eau Claire Housing Division

203 S Farwell Street, PO Box 1186

Eau Claire, WI 54703

June 15, 2014

Annual Action Plan
2014

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Federally-funded Community Development Block Grant (CDBG) Program in the City of Eau Claire is administered by the City's Housing Division. The Federal government provides CDBG Program funding to states, counties and municipalities such as the City of Eau Claire through the U.S. Department of Housing and Urban Development (HUD). The City of Eau Claire was awarded \$533,917 and in addition approximately \$100,000 in Program Income (for total resources of \$633,917) to use towards housing, public services and rehabilitation activities that benefit low- and very low-income City residents. The City of Eau Claire will also receive \$288,098 in HOME Investment Partnership funding for the 2014 program year.

The amount of CDBG entitlement funds are program estimated to be available to implement *Annual Action Plan* Activities in 2014 are as follows:

Federal Funding Program

Amounts

CDBG PROGRAM

2014 CDBG Entitlement Grant	\$ 533,917
2014 CDBG Program Income	\$ 100,000
CDBG Program Total	\$ 633,917

CDBG & HOME funds will be directed towards accomplishing the following primary objectives during 2014:

1. Provide decent, affordable rental and owner-occupied housing for low- and very low-income persons throughout the City;
2. Provide public services for low- and very low-income individuals and families;
3. Improve and expand emergency shelters, transitional housing facilities, and supportive services for homeless persons, to improve their living situations.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

SPECIFIC HOUSING OBJECTIVES

Priority Housing Needs:

The priority Housing Needs identified via the consolidated planning process include:

1. Renter households with:
 - household income less than 50% of the median family income (MFI)
 - cost burden greater than 30% of their monthly income
2. Owner households with:
 - household income less than 80% of the median family income (MFI)
 - homes that do not meet building code, energy, accessibility, or lead paint standards
3. First-time homebuyers with:
 - household income between 50% to 80% of the median family income (MFI)
 - inability to purchase a home

Priority Homeless Needs:

- Affordable Housing
- Transitional Housing
- Emergency Shelter
- Supportive Services
- Health Related care
- Food
- Rental Assistance/Security Deposit
- Job Training/Employment Readiness

Priority Community Development Needs:

Public Facilities & Improvements:

- General public facilities & improvements

Public Services:

- General Public Services
- Youth Services

- Battered and Abused Spouses/Children
- Security Deposits/Rent Assistance
- Employment Training / Readiness
- Crime Awareness
- Health Care Services

Other:

- Direct Homeownership Assistance
- Housing Rehab & Related Programming
- Residential Acquisition for Rehab
- Lead Based Paint Hazards
- CDBG Program Administration

3. Evaluation of past performance

The City of Eau Claire has had past success in implementing all projects included in the plan. These projects have met all timeliness deadlines and have benefited the low/mod population of the City. As reported in the consolidated Annual Performance Evaluation report for Program Year 2012, the City:

Housing

- Assisted 1 homebuyer with direct homeownership assistance
- Rehabilitated 13 owner-occupied residential units, including the abatement of lead in 11 of those units and the abatement of asbestos in 1 unit.
- 26 low/mod homeowners received HOME Weatherization Grants (13 – Eau Claire Housing Division & 13 – Western Dairyland)
- 3 single family homes were purchased and will be rehabilitated for the Homeownership Program.

Public Services

- 41 persons facing domestic violence sought shelter and support services,
- 165 families received case management assistance to help care for their children,
- 841 persons sought emergency shelter as a result of homelessness,
- 1317 received primary health care services from the Free Clinic,
- 21,710 individuals received food from the food pantry,
- 760 persons received meals from the Community Table soup kitchen,
- 70 households received rental assistance with the Housing Choice Voucher program,
- 349 Hmong households received tenant/landlord counseling,
- 2,988 Youths participated in social and crime awareness programs,

- 62 Women and minorities received employment & business start-up services

Public Facilities and Infrastructure

- Funds were used to install 18.5 miles of alley improvements which serve homeowners in 2 low-income census tracts throughout the City of Eau Claire.

4. Summary of Citizen Participation Process and consultation process

The overall objective of Citizen Participation is to include residents and interested agencies in the decision-making process relative to planning and implementing housing and community development activities.

On an annual basis, public input is specifically sought in the following areas:

1. Action Plan Public Comment Period a 30-day public comment period is held in April/May upon completion of the CDGB funding process and prior to the Annual Action Plan submission in June. Citizens are invited and encouraged to review the Annual Action Plan and provide comments. Any comments received at the public hearing or during the public comment period are included with the plan.

2. A public comment hearing period is held on the Consolidated Annual Performance and Evaluation Report (CAPER) which provides information on the status of performance of CDBG programming and, is held upon completion of the CDBG program fiscal year and completion of the CAPER, in October. Any comments received at the public hearing or during the public comment period are included with the report. Additionally, public notices are published whenever there are any plans and/or report amendments, and plan and/or report submissions seeking public comment. Public comment periods are at least thirty (30) days in length. Public comments are encouraged through meeting attendance or in writing. Citizens who wish to make written comments for consideration by the CDBG application committee may do so by sending their comments to: City of Eau Claire Housing Division, 203 S Farwell Street, Eau Claire, WI 54701. All written comments shall receive a written response, where appropriate, within ten days after the meeting at which the matter is considered.

3. During the 2014 Community Development Block Grant (CDBG) application process, the Housing Division held three technical assistance meetings held on February 6, 2014 at 10:00 a.m. and 3:00 p.m. and February 12, 2014 at 1:30 p.m. to help applicants complete their CDBG/HOME applications. The Housing Division also held four staff public hearings for comments and questions on the DRAFT 2014 Annual Action Plan by the CDBG/HOME Review Committee. Public Hearings were held April 21, 2014 at 7:00 p.m., April 30, 2014 at 10:00 a.m. and May 8, 2014 at 10:00 a.m. or 1:30 p.m.

5. Summary of public comments

Citizen comments and suggestions also would have been solicited in the Public Meeting agenda. Attendees were encouraged to communicate comments and suggestions regarding development of the 2014 CDBG Annual Action Plan to the City of any time during the Citizen's comment period ending May 21, 2014 via telephone, letters, or through the use of e-mail.

There were three Public Service agencies that spoke to show appreciation for the support from the City Council at the April 21, 2014 Public Hearing.

The City received no other citizen responses during the Public Meeting or throughout the comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

Despite efforts to publicize the public hearings/comment period, no further citizen comments were received.

7. Summary

Citizen comments and suggestions were also solicited in the Public Meeting agenda. Attendees were encouraged to communicate comments and suggestions regarding development of the FY 2014, *CDBG Annual Action Plan* to the City at any time during the Citizen's comment period ending Wednesday, May 21, 2014 via written comments or through the use of e-mail. The City received no citizen responses during the Public Meeting or throughout the comment period

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	EAU CLAIRE	
CDBG Administrator	EAU CLAIRE	City of Eau Claire Housing Division
HOPWA Administrator		
HOME Administrator	EAU CLAIRE	City of Eau Claire Housing Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The City of Eau Claire has been an Entitlement Community for the Community Development Block Grant (CDBG) since 1977 and the HOME Program since its inception in 1994. The grants are administered through the City of Eau Claire Housing Division. The Housing Division has the primary responsibility for ensuring compliance with all CDBG and HOME program rules and regulations as well as reporting to HUD.

Consolidated Plan Public Contact Information

Keith D. Johnathan, Administrator

City of Eau Claire Housing Division

203 S Farwell Street

Eau Claire, WI 54701

Keith.Johnathan@eauclairewi.gov - (715) 839-4943

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Eau Claire Housing Division has in the past and will continue to work with the Eau Claire Continuum of Care group and specifically, Jeanne Semb, the coordinator of the group, to discuss issues as they face the Eau Claire Community.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Eau Claire is in constant contact with various agencies to ensure funding priorities are in line with current community development goals. Specifically, the city's various departments, including the City Manager's Office, Housing Authority of the City of Eau Claire, Department of Planning and Community Development and several Community Housing Development Organizations (CHDO). The City is involved in ongoing discussions with the Housing Authority of the City of Eau Claire regarding public housing priorities and needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Housing Authority works with the members of the COC to identify those families and individuals who are in need of housing through referrals and applicant interviews.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Eau Claire does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	EAU CLAIRE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of the City of Eau Claire were contacted through email, newspaper, press release and city website of the public hearings for the CDBG/HOME grant allocations.
2	Agency/Group/Organization	BOLTON REFUGE HOUSE
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bolton Refuge House was contacted through email, newspaper, press release and city website of the public hearings for the CDBG/HOME grant allocations.
3	Agency/Group/Organization	WESTERN DAIRYLAND
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Western Dairyland was contacted through email, newspaper, press release and city website of the public hearings for the CDBG/HOME grant allocations.
4	Agency/Group/Organization	INTERFAITH HOSPITALITY
	Agency/Group/Organization Type	Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Eau Claire Interfaith Hospitality Network was contacted through email, newspaper, press release and city website of the public hearings for the CDBG/HOME grant allocations.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Because Western Dairyland is the lead agency in the preparation of these applications, they determine which groups to participate in the application process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	WESTERN DAIRYLAND	

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Eau Claire Housing Division began its citizens participation process on April 20, 2014 with an ad in the Eau Claire Leader Telegram Newspaper. It was followed by a public hearing that was held on Monday, April 21, 2014 at the Eau Claire City Council Meeting. On April 30th and May 8, 2014, staff public hearings were conducted in the City Council chamber to allow public involvement in the plan development process and comments on the proposed allocations.

Public Notices announcing the Annual Action Plan public hearings and comment periods were published both in the local newspaper, the *Eau Claire Leader Telegram*, and on the City of Eau Claire Community Development webpage. A notice was also sent to the local news media (WQOW & WEAU TV Stations and local radio stations), Government/Public Access Channel, the University of Wisconsin Eau Claire (UWEC), City of Eau Claire Library and the City of Eau Claire City Council members. In addition, the City sends direct email notices to the following organizations:

- Bolton Refuge House
- Chippewa Valley Free Clinic
- Children's Service Society
- Eau Claire Police Department
- Hmong Mutual Assistance Association
- The Community Table
- Feed My People
- Western Dairyland, Inc.
- City of Eau Claire Public Works
- City of Eau Claire Public Health Department
- City of Eau Claire Neighborhood Associations

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Despite efforts to advertise, no public attended the public hearings.	No comments received.	No comments were received.	
2	Newspaper Ad	Non-targeted/broad community	N/A	No comments were received.	N/A	
3	Internet Outreach	Non-targeted/broad community	N/A	No comments were received.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Eau Claire anticipates receiving the below CDBG Entitlement funds, program income and HOME funds for 2014 to address obstacles to meet underserved needs, foster decent housing, provide public housing improvements and resident initiatives, reduce the number of persons below the poverty line and enhance coordination between public and private housing. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report (CAPER).

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	533,917	100,000	0	633,917	633,917	The City of Eau Claire will use the CDBG funding for various program and projects within the city limits of Eau Claire.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	288,098	0	0	288,098	288,098	The City of Eau Claire will use HOME funds for affordable housing projects.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

One of the requirements the Housing Authority has is that applicants for the CDBG Public Services grantees have additional sources of funding and not rely solely on the CDBG funds. All grantees that are funded supplement the CDBG grants they receive with funding from other sources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Eau Claire will not use publically owned land of property to carry out this 2014 plan.

Discussion

There is a limited amount of publicly owned land. Currently, there are no plans to allow the Housing Division or the Housing Authority to use that property to create any Affordable Housing opportunities. Should any properties become available to us, we will attempt to seize such an opportunity to create housing, providing we have or can obtain the necessary financial resources.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Assist LMI Owner-Occupied Households	2010	2014	Affordable Housing	Citywide	Housing Needs	CDBG: \$255,000 HOME: \$75,000	Homeowner Housing Rehabilitated: 22 Household Housing Unit
2	Expand and Preserve Affordable Housing	2010	2014	Affordable Housing	Citywide	Housing Needs	CDBG: \$0 HOME: \$59,300	Rental units rehabilitated: 1 Household Housing Unit
3	Provide Code Compliance Inspections	2010	2014	Non-Housing Community Development	Citywide	Housing Needs	CDBG: \$62,000	Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit
4	Provide Assistance to Homeless Persons	2010	2014	Homeless	Citywide	Public Services	CDBG: \$32,600	Homeless Person Overnight Shelter: 1000 Persons Assisted Homelessness Prevention: 205 Persons Assisted
5	Assist LMI Renter Households	2014	2014	Affordable Housing	Citywide	Housing Needs	HOME: \$125,000	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
6	Increase Efforts to Address Lead Hazards	2010	2014	Affordable Housing	Citywide	Housing Needs	CDBG: \$25,000	Homeowner Housing Rehabilitated: 7 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Improve Assistance for LMI Persons	2010	2014	Non-Housing Community Development	Citywide	Public Services	CDBG: \$46,100	Public service activities other than Low/Moderate Income Housing Benefit: 1810 Persons Assisted
8	Provide Assistance to LMI with Job Creation	2010	2014	Non-Housing Community Development	Citywide	Public Services	CDBG: \$5,500	Jobs created/retained: 5500 Jobs
9	Provide Assistance to LMI with Crime Prevention	2010	2014	Non-Housing Community Development	Citywide	Public Services	CDBG: \$10,800	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
10	Public Facilities and Improvements	2010	2014	Public Facilities and Improvements	Citywide	Public Facilities and Improvements	CDBG: \$70,200	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Assist LMI Owner-Occupied Households
	Goal Description	<p>The City of Eau Claire will use CDBG and HOME funding to provide installment and deferred loans and grants to LMI homeowners bring their homes up to HQS and code compliance.</p> <ul style="list-style-type: none"> • Residential Housing Rehabilitation • Historic Rehabilitation Program • Lead Remediation • Asbestos • ECHA HOME Weatherization

2	Goal Name	Expand and Preserve Affordable Housing
	Goal Description	<p>The City of Eau Claire will allocate CDBG and HOME funds to the following to expand and preserve affordable housing:</p> <ul style="list-style-type: none"> • Homeownership Program • HOME CHDO • HOME CHDO Operating
3	Goal Name	Provide Code Compliance Inspections
	Goal Description	The City of Eau Claire will allocate CDBG funds to the City/County Health Department to continue the Code Enforcement Program.
4	Goal Name	Provide Assistance to Homeless Persons
	Goal Description	The City of Eau Claire will allocate CDBG and HOME funding to area non-profit organizations to provide homeless shelters.
5	Goal Name	Assist LMI Renter Households
	Goal Description	<p>The City of Eau Claire will allocate funding to the following to assist LMI renter households:</p> <ul style="list-style-type: none"> • Downpayment Closing Cost (DPCC) • Tenant Based Rental Assistance (TBRA)
6	Goal Name	Increase Efforts to Address Lead Hazards
	Goal Description	The City of Eau Claire will allocate CDBG funding to the Lead Based Paint Remediation program.

7	Goal Name	Improve Assistance for LMI Persons
	Goal Description	<p>The City of Eau Claire will allocate funding to the following non-profit agencies to assist and improve services to LMI persons and families:</p> <ul style="list-style-type: none"> • Chippewa Valley Free Clinic - Health Services • Community Table - Soup Kitchen • Children's Service Society - Child Abuse • Eau Claire Hmong Mutual Assistance Association - Housing Liason
8	Goal Name	Provide Assistance to LMI with Job Creation
	Goal Description	The City of Eau Claire will allocate CDBG funding to Western Dairyland for the Business Startup Program.
9	Goal Name	Provide Assistance to LMI with Crime Prevention
	Goal Description	<p>The City of Eau Claire will allocate CDBG funding to the following for crime prevention within the city:</p> <ul style="list-style-type: none"> • Eau Claire Area Hmong Mutual Assistance Association - Community Liason
10	Goal Name	Public Facilities and Improvements
	Goal Description	<p>The City of Eau Claire will allocate CDBG funding to improve alley ways within the city to:</p> <ul style="list-style-type: none"> • City of Eau Claire Public Works Department

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City of Eau Claire estimates approximately 80 extremely low-income, low-income and moderate families will be provided affordable housing in the 2014 grant year.

AP-35 Projects – 91.220(d)

Introduction

The City of Eau Claire City Council approved the following projects for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program's 2014 Grant year. The grant year runs August 1, 2014 through July 31, 2015.

#	Project Name
1	Alley Improvements
2	Eau Claire City/County Health Department - Code Enforcement
3	City of Eau Claire Housing Division - Homeowner Rehabilitation Program
4	City of Eau Claire Housing Division - Lead Based Paint Program
5	City of Eau Claire Housing Division - Asbestos Program
6	Bolton Refuge House - Economic Advocacy
7	Catholic Charities - Sojourner House
8	Children's Service Society - Building Families Program
9	Chippewa Valley Health Clinic - Health Services
10	Community Table - Soup Kitchen
11	Eau Claire Hmong Mutual Assistance Assoc - Housing Liaison
12	Eau Claire Hmong Mutual Assistance Assoc - Community Liaison
13	Eau Claire Interfaith Hospitality Network - Homeless Shelter
14	Literacy Program
15	Western Dairyland - Business Start-up
16	Western Dairyland - Homeless Haven
17	Neighborhood Associations - Planning Activities
18	City of Eau Claire Housing Division - Planning & Management
19	City of Eau Claire Housing Division - Administration / Planning
20	Western Dairyland, Inc., EOC - CHDO Affordable Housing
21	City of Eau Claire Housing Division - Weatherization Program
22	Western Dairyland - Weatherization
23	Tenant Based Rental Assistance (TBRA)
24	Bolton Refuge House - CHDO Operating Expense
25	Eau Claire Interfaith Hospitality Network - CHDO Operating Expense
26	HOME Program Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Eau Claire Housing Division will continue to address obstacles to meeting underserved needs by continuing to service applicants on the Housing Authority waiting list with the Section 8 program,

Public Housing, and other housing programs they have available. Although, this will not satisfy the entire need, it will help as much as possible. Other agencies such as *Western Dairyland*, *Eau Claire Interfaith Hospitality Network* and *Bolton Refuge House* also receive CDBG and HOME funding to manage Transitional Housing units to provide shelter to homeless families.

The City of Eau Claire Housing Division/Housing Authority is an active participant in the monthly Continuum of Care (COC) meetings. The COC meetings include organizations such as *Western Dairyland*, *Eau Claire Interfaith Hospitality*, *Bolton Refuge House*, *Community Table*, *Salvation Army*, *United Way*, *Eau Claire School District*, *Catholic Charities*, and *Habitat for Humanity*, *Women's Way*, *The Aging and Disability Resource Center*, *Hope Gospel Mission*, *Positive Avenues*, *AIDS Resource Center of Wisconsin* and the *Housing Authority of the City of Eau Claire*.

The City will continue to attend the COC meetings and work with Western Dairyland to conduct a "Point in Time Survey" yearly to gather information on community needs and work to address those needs as necessary.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	Alley Improvements
	Target Area	Citywide
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG: \$70,217
	Description	The City of Eau Claire Public Works Department will use CDBG funds to pave alleys within low-moderate income areas in the City of Eau Claire.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to reconstruct 6 to 10 alleys with the LMI neighborhoods within the City of Eau Claire as specified on the census tracts.
	Location Description	The location of the alley repair had yet to be determined.
	Planned Activities	The project will consist of construction activities including removing the old alley pavement, installation of storm sewers to improve drainage where necessary, grading, and constructing a new pavement.
2	Project Name	Eau Claire City/County Health Department - Code Enforcement
	Target Area	Citywide
	Goals Supported	Provide Code Compliance Inspections

	Needs Addressed	Housing Needs
	Funding	CDBG: \$62,000
	Description	The City/County Health Department Code Enforcement is a housing inspection and code enforcement program, which would be administered in the entire CDBG target area. The Intensified Housing Code Compliance program provides a systematic approach to identify and upgrade substandard housing, eliminate health hazards such as lead paint, eliminate accident hazards, and reduce the deterioration of individual homes and neighborhoods.
	Target Date	7/15/2014
	Estimate the number and type of families that will benefit from the proposed activities	The City of Eau Claire City/County Health Department will serve approximately 150 households within low-moderate income areas of the City of Eau Claire.
	Location Description	Within the low-moderate income census tracts of the City of Eau Claire.
	Planned Activities	The City/County Health Department will bring code compliance in efforts to preserve older neighborhoods
3	Project Name	City of Eau Claire Housing Division - Homeowner Rehabilitation Program
	Target Area	Citywide
	Goals Supported	Assist LMI Owner-Occupied Households
	Needs Addressed	Housing Needs
	Funding	CDBG: \$250,000
	Description	The City of Eau Claire Housing Divisions Rehabilitation Loan Program provides low/moderate income individuals and families residing in single-family and owner-occupied duplexes in the City with financial assistance for rehabilitation of their property. The program provides the opportunity for qualified homeowners to protect the investment in their home, by providing funds as an installment or a deferred loan depending on income.

	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	The City of Eau Claire Housing Division's Rehabilitation Loan Program will serve approximately 17 low-moderate income households within the city limits of Eau Claire.
	Location Description	The locations will vary throughout the City of Eau Claire.
	Planned Activities	The City of Eau Claire Housing Division plans to use CDBG funds to rehabilitate approximately 17 single family homes.
4	Project Name	City of Eau Claire Housing Division - Lead Based Paint Program
	Target Area	Citywide
	Goals Supported	Increase Efforts to Address Lead Hazards
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	The City of Eau Claire Housing Division provides no-interest rehabilitation loans to income eligible homeowners and landlords who rent to low-income tenants. In conjunction with the rehabilitation loan, the homeowner may qualify for a lead based paint remediation grant. The Lead-Based Paint Hazard Reduction Grant is provided to help offset costs for disturbing painted surfaces with lead-based paint. This funding will serve the needs of low-income clientele by providing lead based paint residential rehabilitation for approximately 4-5 low-to-moderate-income homeowners. This also meets the objective of improved housing conditions because all housing assisted under this program must meet federal and local codes and guidelines.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	The City of Eau Claire Housing Division's lead based paint remediation program will serve approximately 7 low-moderate income families.
	Location Description	Locations of the projects will vary throughout the City limits of Eau Claire.

	Planned Activities	The City of Eau Claire Housing Division plans to use CDBG funding for lead remediation in 7 single family homes inconjunction with rehabilitation funding.
5	Project Name	City of Eau Claire Housing Division - Asbestos Program
	Target Area	Citywide
	Goals Supported	Assist LMI Owner-Occupied Households
	Needs Addressed	Housing Needs
	Funding	CDBG: \$5,000
	Description	The City of Eau Claire Housing Division provides no-interest rehabilitation loans to income eligible homeowners and landlords who rent to low-income tenants. In conjunction with the rehabilitation loan, the homeowner may qualify for a asbestos grant. The Asbestos Program is provided to help offset costs for disturbing painted surfaces with lead-based paint.This funding will serve the needs of low-income clientele by providing asbestos residential Rehabilitation for approximately 4-5 low-to-moderate-income homeowners. This also meets the objective of improved housing conditions because all housing assisted under this program must meet federal and local codes and guidelines.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	The City of Eau Claire's lead remediation program will serve approximately 7 households within Eau Claire.
	Location Description	Locations of the projects will vary throughout the City limits of Eau Claire.
6	Planned Activities	The City of Eau Claire Housing Division will use CDBG funds for asbestos removal in approximately 7 single family homes inconjunction with rehabilitation funds.
	Project Name	Bolton Refuge House - Economic Advocacy
	Target Area	Citywide
	Goals Supported	Provide Assistance to Homeless Persons

	Needs Addressed	Public Services
	Funding	CDBG: \$9,800
	Description	Bolton Refuge House, Inc. operates an Economic Advocacy Program for victims of domestic abuse and sexual assault. The Economic Advocate position provides training for volunteers to assist in the areas of moving, transportation and job search. CDBG funding will be used towards administrative costs associated with the Economic Advocacy program.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Bolton Refuge house anticipates serving approximately 30 low-moderate income families in their emergency shelter.
	Location Description	Bolton Refuge house has an emergency shelter located in the downtown area of Eau Claire.
	Planned Activities	Bolton Refuse anticipates assisting approximately 30 families using CDBG funds for the Economic Advocacy program.
7	Project Name	Catholic Charities - Sojourner House
	Target Area	Citywide
	Goals Supported	Provide Assistance to Homeless Persons
	Needs Addressed	Public Services
	Funding	CDBG: \$7,500
	Description	Catholic Charities operates an emergency shelter called the Sojourner House. The shelter provides a safe and clean place for single men and women to sleep, shower and eat. The shelter can house up to 40 people each evening with separate sleeping spaces for men and women.
	Target Date	5/15/2014

	Estimate the number and type of families that will benefit from the proposed activities	Catholic Charities anticipates serving approximately 130 single persons in their overnight homeless shelter.
	Location Description	Catholic Charities Sojourner House has a homeless shelter located in the downtown area of Eau Claire.
	Planned Activities	Catholic Charities anticipates providing shelter to approximately 130 individuals using CDBG funding.
8	Project Name	Children's Service Society - Building Families Program
	Target Area	Citywide
	Goals Supported	Improve Assistance for LMI Persons
	Needs Addressed	Public Services
	Funding	CDBG: \$7,900
	Description	The Building Families Program is a child abuse/neglect prevention program that provides intensive home visitation services beginning either prenatal or upon discharge from the hospital. A systematic screening is provided for all new patients to identify those families at risk, and in most need of in-home support and education. The initial screening is provided by both hospitals, the Family Medicine Clinic and the City-County Public Health Department. Upon receiving a referral, a home visit is arranged. The home visitor explains the program to the participants and completes a more intensive assessment. CDBG funding will be used to towards administrative costs associated with the Building Families program.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Children's Service Society anticipates serving approximately 130 low-moderate income single mothers within the grant year.
	Location Description	Children's Service Society's office is located at 2004 Highland Avenue, Ste. N, Eau Claire, WI.
	Planned Activities	Children Service Society anticipates serving 130 families using CDBG funds.
9	Project Name	Chippewa Valley Health Clinic - Health Services

	Target Area	Citywide
	Goals Supported	Improve Assistance for LMI Persons
	Needs Addressed	Public Services
	Funding	CDBG: \$10,500
	Description	The Chippewa Valley Free Clinic provides health related services to persons whose financial status hinders their access to other health and medical services. The Chippewa Valley Free clinic works cooperatively with other existing services to extend the spectrum of care to those who are currently underserved, without duplicating services. CDBG funding will be used to towards administrative costs associated with the Health Services program.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Chippewas Valley Health Services anticipates serving approximately 300 low-moderate income individuals with health services within the grant year.
	Location Description	Chippewa Valley Health Services is located at 836 Richard Drive in Eau Claire WI.
	Planned Activities	Chippewa Valley Health Clinic anticipates assisting 300 individuals with health services.
10	Project Name	Community Table - Soup Kitchen
	Target Area	Citywide
	Goals Supported	Improve Assistance for LMI Persons
	Needs Addressed	Public Services
	Funding	CDBG: \$9,800
	Description	The Community Table is a non-profit organization that provides hot meals to persons in need of assistance. There is no cost to participants for this program. Meal service is provided sevens days a week. CDBG funding will be used to towards administrative costs associated with the Meal Services program.
	Target Date	7/15/2015

	Estimate the number and type of families that will benefit from the proposed activities	The Community Table anticipates serving approximately 1300 low-moderate income individuals within the grant year.
	Location Description	The Community Table is located at 320 Putnam Street in Eau Claire.
	Planned Activities	The Community Table Soup Kitchen anticipates serving over 1300 individuals during the grant year.
11	Project Name	Eau Claire Hmong Mutual Assistance Assoc - Housing Liaison
	Target Area	Citywide
	Goals Supported	Improve Assistance for LMI Persons
	Needs Addressed	Public Services
	Funding	CDBG: \$9,600
	Description	The Hmong Mutual Association Housing Liaison assists low-income families with advocacy and translation for housing recipients, mediation of disputes between landlord and tenants, provides translation of City Housing Authority on the Homeowner Rehabilitation Loan program, as well as translation for many other services in Eau Claire. CDBG funding will be used towards administrative costs associated with the Housing Liaison program.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	The Eau Claire Hmong Mutual Assistance Association - Housing Liaison program anticipates serving approximately 250 low-moderate income families with translation services.
	Location Description	The Eau Claire Hmong Mutual Assistance Association is located at 423 Wisconsin St in Eau Claire.
	Planned Activities	The Eau Claire Area Hmong Mutual Assistance Association anticipates assisting 250 families through the Housing Liaison program.
12	Project Name	Eau Claire Hmong Mutual Assistance Assoc - Community Liaison
	Target Area	Citywide

	Goals Supported	Provide Assistance to LMI with Crime Prevention
	Needs Addressed	Public Services
	Funding	CDBG: \$10,800
	Description	The Community Liaison will provide crime awareness/prevention within the Hmong community. Crime prevention initiatives face special challenges due to language barriers, high unemployment and cultural difference. The Community Liaison will assist minority residents and new refugees in understanding the law, accessing written legal material and reduce domestic violence, theft, petty & youth crime. CDBG funding will be used to towards administrative costs associated with the Community Liaison program.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	The Eau Claire Hmong Mutual Assistance Association - Housing Liaison anticipates serving approximately 100 low-moderate income households within the grant year.
	Location Description	The Eau Claire Hmong Mutual Assistance Association is located at 423 Wisconsin Street in Eau Claire.
	Planned Activities	The Eau Claire Area Hmong Mutual Assistance Association anticipates serving 100 families through the Community Liaison program during the grant year.
13	Project Name	Eau Claire Interfaith Hospitality Network - Homeless Shelter
	Target Area	Citywide
	Goals Supported	Provide Assistance to Homeless Persons
	Needs Addressed	Public Services
	Funding	CDBG: \$9,800

	Description	Eau Claire Interfaith Hospitality Network, Inc. (ECIHN) provides emergency shelter services to families and single pregnant women struggling with homelessness. In addition to the Emergency Shelter program, ECIHN also has a Transition Program to assist families in securing housing and employment as well as a support program, which provides follow-up services to families for up to six months after leaving the shelter. CDBG funding will be used to towards administrative costs associated with the Emergency Shelter program.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	The Eau Claire Interfaith Hospitality Network anticipates serving approximately 150 low-moderate income persons in their homeless shelter within the grant year.
	Location Description	The Eau Claire Interfaith Hospitality Network homeless shelter is located at 309 E Lake Street.
	Planned Activities	Eau Claire Interfaith Hospitality Network anticipates serving 150 families at the homeless shelter during the grant year.
14	Project Name	Literacy Program
	Target Area	Citywide
	Goals Supported	Improve Assistance for LMI Persons
	Needs Addressed	Public Services
	Funding	CDBG: \$8,300
	Description	The Literacy Volunteers Chippewa Valley will use CDBG funds towards their Building Economic Self-Sufficiency Program.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	The Literacy Volunteers Chippewa Valley anticipate serving approximately 50 low-moderate income persons during the grant year.

	Location Description	The Literacy Volunteers Chippewa Valley is located at 800 Wisconsin Street, Ste 301 in Eau Claire WI.
	Planned Activities	Literacy Volunteers' Family Literacy program will provide free help to some of the most vulnerable families in Eau Claire
15	Project Name	Western Dairyland - Business Start-up
	Target Area	Citywide
	Goals Supported	Provide Assistance to LMI with Job Creation
	Needs Addressed	Public Services
	Funding	CDBG: \$5,500
	Description	Western Dairyland's Business Enterprise Center provides low-income individuals with technical assistance in starting up a micro or small businesses. The project will target providing assistance to women and persons with disabilities, although other low-or moderate-income individuals may receive services as well. It is anticipated that three (3) new jobs will be created through this program. CDBG funding will be used to towards administrative costs associated with the Business Startup program.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Western Dairyland's Business Start-up program anticipates helping 3 low-moderate income individuals with business startup within the grant year.
	Location Description	Western Dairyland Business Start-up is located in Eau Claire.
16	Project Name	Western Dairyland - Homeless Haven
	Target Area	Citywide
	Goals Supported	Provide Assistance to Homeless Persons
	Needs Addressed	Public Services

	Funding	CDBG: \$5,500
	Description	Western Dairyland operates four emergency shelters (two owned and two rented by Western Dairyland) that provide shelter to homeless families with children and pregnant single women. During their stay, each family receives comprehensive case management designed to set them on the path to self-sufficiency. They receive financial and budget counseling, Job Net and pre-employment skill training. They participate in workshops on hygiene, dressing for success, and career exploration and learn to create resumes. CDBG funding will be used to towards the operational costs associated with the homeless havens.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Western Dairyland's Homeless Haven program anticipates serving approximately 25 low-moderate income households within the grant year.
	Location Description	Western Dairyland Homeless Haven is located in Eau Claire.
	Planned Activities	Western Dairyland Business Homeless Haven anticipates serving 25 families during the grant year.
17	Project Name	Neighborhood Associations - Planning Activities
	Target Area	Citywide
	Goals Supported	Improve Assistance for LMI Persons
	Needs Addressed	Housing Needs
	Funding	CDBG: \$800
	Description	Neighborhood Associations were created in the City of Eau Claire to reconnect families in low-moderate income residential areas. A total of five (5) neighborhood associations will be funded \$200 each to assist in the costs of supplies, such as; postage, copy paper, and envelopes for meeting notices and a quarterly newsletter that keeps the neighborhood up to date on issues.
	Target Date	7/15/2015

	Estimate the number and type of families that will benefit from the proposed activities	There are four neighborhood associations that will receive CDBG funding and each association anticipates serving approximately 100 low-moderate income households during the grant year.
	Location Description	The associations are located in the Easthill, Historic Randall Park, Third Ward and North side of the City of Eau Claire.
	Planned Activities	Neighborhood associations will use CDBG funding for webpages, newsletters and announcements of their meetings.
18	Project Name	City of Eau Claire Housing Division - Planning & Management
	Target Area	Citywide
	Goals Supported	Improve Assistance for LMI Persons
	Needs Addressed	Public Services
	Funding	CDBG: \$19,200
	Description	Funding will be used for policy, management, capacity building activities which will enable the recipient (EC City Housing) to determine its needs, set long term goals and short term objectives.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	This is administration funds to help operate the CDBG and HOME programs.
	Location Description	The City of Eau Claire Housing Division is located at 203 S Farwell Street in Eau Claire WI.
	Planned Activities	Planning and Management funds will be used to assist projects to improve housing for LMI households.
19	Project Name	City of Eau Claire Housing Division - Administration / Planning
	Target Area	Citywide
	Goals Supported	Improve Assistance for LMI Persons

	Needs Addressed	Housing Needs
	Funding	CDBG: \$106,700
	Description	Funding will be used to provide overhead and administrative support necessary to carry out the Community Development Block Grant Program including compliance with program regulations and planning.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	This is administrative funding to operate the CDBG and HOME programs.
	Location Description	The City of Eau Claire Housing Division is located at 203 S Farwell Street in Eau Claire WI.
	Planned Activities	Administration
20	Project Name	Western Dairyland, Inc., EOC - CHDO Affordable Housing
	Target Area	Citywide
	Goals Supported	Assist LMI Renter Households Expand and Preserve Affordable Housing Provide Assistance to Homeless Persons
	Needs Addressed	Housing Needs Homeless Needs
	Funding	HOME: \$44,900
	Description	Western Dairyland, Inc., EOC will receive funding for a future transitional housing project.
	Target Date	7/15/2017
	Estimate the number and type of families that will benefit from the proposed activities	Western Dairyland anticipates serving low-moderate income families once the transitional housing units are purchased, etc.

	Location Description	The location of the transitional units is undertermined at this time.
	Planned Activities	Western Dairyland, EOC, Inc. is requesting funding for future development of a transitional housing project for individuals and families who need a little more time to secure permanent housing. These units are specifically meant for homeless families who are leaving a short-term emergency shelter units and have no permanet housing arranged.
21	Project Name	City of Eau Claire Housing Division - Weatherization Program
	Target Area	Citywide
	Goals Supported	Assist LMI Owner-Occupied Households
	Needs Addressed	Housing Needs
	Funding	HOME: \$35,000
	Description	The City of Eau Claire Housing Division has operated a HOME Residential Weatherization Assistance Program since 1994. This program is operated in conjunction with the City of Eau Claire Community Development Block Grant (CDBG) Residential Rehabilitation loan program. The HOME Residential weatherization loan is in the form of a five-year 0% interest deferred loan, which is forgiven if the homebuyer remains in the home for the five-year period. If the homebuyer sells the home within the five-year period, the loan must be repaid at a pro-rated amount. The loans are forgiven at a rate of 20% per year for each of the first five years.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	The City of Eau Claire Housing Division anticipates servicing approximately 11 households during the grant year.
	Location Description	The locations will vary within the city limits of Eau Claire
	Planned Activities	The City of Eau Claire Housing Division anticipates assisting 11 households inconjunction with the CDBG Rehabilitation loan program
22	Project Name	Western Dairyland - Weatherization

	Target Area	Citywide
	Goals Supported	Assist LMI Owner-Occupied Households
	Needs Addressed	Housing Needs
	Funding	HOME: \$40,000
	Description	Western Dairyland operates a weatherization assistance program for very-low-income homeowners in the city of Eau Claire. Western Dairyland's program offers up to \$7,000 to low income homeowners for weatherization related improvements in the form of a five-year 0% interest deferred loan, which is forgiven if the homebuyer remains in the home for the five-year period. If the homebuyer sells the home within the five-year period the loan must be repaid at a pro-rated amount. The loans are forgiven at a rate of 20% per year for each of the first five years. In addition, Western Dairyland will provide weatherization resources of approximately \$2,500 per eligible house. The loan will be used to pay for repair, energy conservation measures and rehabilitation of the house. Only properties located in the city limits of Eau Claire may qualify.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Western Dairyland's weatherization program anticipates serving approximately 11 low-moderate income households during the grant year.
	Location Description	The locations will vary within the City limits of Eau Claire.
	Planned Activities	Western Dairyland anticipates assisting 11 households with the weatherization program.
	23	
	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Citywide
	Goals Supported	Assist LMI Owner-Occupied Households Assist LMI Renter Households
	Needs Addressed	Housing Needs

	Funding	HOME: \$125,000
	Description	The Housing Authority of the City of Eau Claire is responsible for administering the HOME Tenant Based Rental Assistance (TBRA) program. The tenant is required to pay 30% of their total income for rent and utilities and the Housing Authority pays a rental subsidy for the balance to the landlord on behalf of the tenant. To qualify for this program, the tenant must meet the HUD established income guidelines and the units must be located within the city limits of Eau Claire. The voucher may be used up to 24 months. This funding will help approximately 50 very-low or low-income families with dependent children, elderly or disabled individuals afford decent, safe and sanitary housing within the city limits of Eau Claire over a 24-month period.
	Target Date	7/15/2017
	Estimate the number and type of families that will benefit from the proposed activities	The Housing Authority of the City of Eau Claire will serve approximately 50 low-moderate income households during the grant year.
	Location Description	The locations will vary within the city limits of Eau Claire.
	Planned Activities	The Housing Authority of the City of Eau Claire anticipates assisting 50 households with the TBRA program.
24	Project Name	Bolton Refuge House - CHDO Operating Expense
	Target Area	Citywide
	Goals Supported	Provide Assistance to Homeless Persons
	Needs Addressed	Housing Needs
	Funding	HOME: \$11,500

	Description	Bolton Refuge House provides service to victims of domestic violence and sexual assault. The Bolton Refuge House transitional housing project was originally implemented in 1990 to provide safe and affordable housing for victims of domestic abuse and their children. Currently they have eight units funded by federal HOME investment partnership funds. The Bolton Refuge House will use CHDO operating expenses to support the continuation of its transitional housing units. Funding will be used to help pay maintenance, utilities for the housing units, operating costs and the payment in lieu of tax payment to the City of Eau Claire.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Bolton Refuge House anticipates serving 8 low-moderate income families in their HOME funding transitional housing units within the grant year.
	Location Description	The transitional units are located within the city limits of Eau Claire.
	Planned Activities	Bolton Refuge House anticipates providing transitional housing to approximately 8 families during the grant year.
25	Project Name	Eau Claire Interfaith Hospitality Network - CHDO Operating Expense
	Target Area	Citywide
	Goals Supported	Provide Assistance to Homeless Persons
	Needs Addressed	Homeless Needs
	Funding	HOME: \$2,900

	Description	Eau Claire Interfaith Hospitality Network purchased and renovated a duplex for transitional housing using HOME Investment Partnership funding. Families that have resided in the emergency shelter, Beacon House, which is operated by Eau Claire Interfaith Hospitality Network, will be allowed to stay in the transitional units for up to six months. Families chosen for these units will have demonstrated a need for extra support to get back on their feet. Circumstances may include poor rental or employment history, a medical issue, disability, need for more time to save money for a security deposit or to pay down outstanding bills such as utilities that may prevent a family from being approved by a potential landlord. Eau Claire Interfaith Hospitality Network will use CHDO operating expenses to support the continuation of its transitional housing units. Funding will be used to assist with maintenance, utilities and operating costs for the units.
	Target Date	7/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	Eau Claire Interfaith Hospitality Network anticipates serving approximately two low-moderate income families in their transitional units within the grant year.
	Location Description	The transitional units are located on Lana Ln in the city of Eau Claire.
	Planned Activities	Eau Claire Interfaith Hospitality Network anticipates assisting two families during the grant period.
26	Project Name	HOME Program Administration
	Target Area	Citywide
	Goals Supported	Improve Assistance for LMI Persons
	Needs Addressed	Housing Needs Homeless Needs
	Funding	HOME: \$28,798
	Description	Funding will be used to provide overhead and administrative support necessary to carry out the HOME Investment Partnership Program including compliance with program regulations and planning.
	Target Date	7/15/2015

	Estimate the number and type of families that will benefit from the proposed activities	This funding will be used to cover administrative costs for operating the HOME program.
	Location Description	The City of Eau Claire Housing Division is located at 203 S Farwell Street in Eau Claire.
	Planned Activities	Administration

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The map in the *Attachment Section* of this *Annual Action Plan* depicts the Census Tracts and Block Groups that qualify, per HUD, as low/moderate income areas in the City of Eau Claire. The 2000 Census shows that there are eighteen block groups that have a concentration of 51% or more low and moderate-income persons. The City of Eau Claire intends to use federal Community Development Block Grant (CDBG) and HOME funds to target the eighteen block groups that have a high concentration of LMI persons. Such projects that will benefit these block groups are:

- Tenant Based Rental Assistance (TBRA)
- Homeownership Opportunities
- Affordable Housing Rehabilitation
- Lead Based Paint Hazards
- Down Payment Closing Cost (DPCC) Assistance
- Demolition of Slum & Blight

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Eau Claire will use Community Development Block Grant (CDBG) to address high priority needs, which were identified in the 2010-2014 Consolidated Plan; efforts will not necessarily be targeted geographically.

Discussion

Our rationale is to help stabilize communities and keep them from decaying. Our goals have always included targeting the areas of the city which includes the populations with lowest income, as well as, ensuring that those Housing units were code compliant. Not only do we then provide a safer living environment for the residents that take advantage of our programs, but it also encourages neighboring property owners to do necessary repairs to their houses either through our program or with their own resources.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the 2014 grant year, the City of Eau Claire's CDBG funds will be used for owner-occupied rehabilitation assistance and lead based paint hazard control testing and abatement. At a minimum, all housing units assisted with CDBG funding must meet Housing Quality Standards and all applicable Federal, State and local codes.

The City of Eau Claire's HOME program will provide funds to support a purchase of a single family home or duplex for transitional housing. HOME funds will also be allocated for assistance to first-time homebuyers and rental assistance through the Tenant Based Rental Assistance (TBRA) program.

One Year Goals for the Number of Households to be Supported	
Homeless	1,205
Non-Homeless	80
Special-Needs	0
Total	1,285

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	1
Rehab of Existing Units	11
Acquisition of Existing Units	1
Total	63

Table 10 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Eau Claire reports that as of April 30, 2014, there were 432 households on the waiting list, which equates a 12-24 month wait for those seeking subsidized housing. The waiting list is currently open.

Statistics show that the strongest assisted housing demand is for two-bedroom units. Three bedroom units are becoming increasingly more difficult to fill with low-income families because applicant families tend to be either small or very large in size.

The Housing Authority of the City of Eau Claire operates a total of 311 units in the City of Eau Claire. The following is a breakdown of the subsidized housing units within the Authorities inventory:

The Housing Authority also manages 405 Section 8 Vouchers, 50 Tenant Based Rental Assistance Vouchers through the HOME Investment Partnership Program and approximately 57 vouchers that have come into Eau Claire from other communities. Combined total of all Housing Authority owned units and vouchers is 823.

Actions planned during the next year to address the needs to public housing

We have assisted the Housing Authority with acquisition and rehabilitation of housing units over the past several years. The assisted projects are now completed. Due to budgetary constraints, we would be unable to assist with any future projects.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The *City of Eau Claire Housing Division's Homeownership Program* provides low-moderate income families homeownership opportunities through a rent to own option. The families will be given the option to purchase the home through direct sale or rent the home for a three-year period where one-fourth of the rent they pay goes towards reducing the purchase price. The potential home buyer(s) can also qualify for up to two \$15,000 subsidies, which will reduce the price of the home making it more affordable.

When Homeownership properties become available, Public Housing tenants are given the opportunity to apply for those units. If the tenant needs to be income eligible and have a good credit history.

The *Housing Authority of the City of Eau Claire Down Payment Closing Cost Assistance Program* also provides subsidized housing tenants the opportunity to purchase homes. The program offers up to \$3,300 in grants to assist with the down payment and closing costs of purchasing a property, as well as

providing funds for a pre-purchase home inspection.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority of the City of Eau Claire is not designated as "troubled" by HUD and has been designated as a "High Performer" for approximately the last 20 years.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

There are very few obstacles to addressing the need of chronic homelessness other than insufficient funding. The funding obstacle may be overcome in part due to the amount of Continuum of Care funding that agencies in Eau Claire have received and are reapplying for through the U.S. Department of Housing and Urban Development.

Each homeless agency or provider uses phone calls and e-mails to coordinate services to homeless households in Eau Claire County. Referrals are made directly to these agencies and tend to be made by local social service agencies, food pantries, churches, schools and law enforcement agencies. Self-referral by homeless households directly to homeless service providers is very common. Local agencies, churches and law enforcement agencies are aware of the resources that the agencies have available. If a referral is made to a homeless service provider and that agency is unable to provide assistance, the provider will assist in getting the homeless household to whatever resources are available.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The goals of the City of Eau Claire are to continue to support efforts of the Eau Claire Continuum of Care group and all other homeless service providers in the surrounding area. In order to reduce homelessness in Eau Claire, all homeless service providers need to continue to collaborate and share ideas and continue networking efforts to promote referrals.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the 2014 grant year, the City of Eau Claire will provide CDBG and HOME funds for essential services and operations to local emergency shelters and transitional housing facilities. The facilities provide shelter and services to homeless families and children, single parents with children, single men and women and victims of domestic violence who are in a homeless situation.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Activities that will be undertaken during the 2014 grant year to prevent homelessness are:

- *Eau Claire Interfaith Hospitality* will provide emergency shelter and support services to homeless families
- *Western Dairyland* will provide emergency shelter and support services to homeless families
- *Bolton Refuge House* will provide shelter and counseling for victims of domestic abuse
- *The Housing Authority of the City of Eau Claire* has three transitional housing units that will provide shelter to homeless families
- Catholic Charities will provide shelter to homeless individuals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Because the City of Eau Claire Housing Division does not receive an Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or SRO Program funds, a Discharge Coordination Policy is not required.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

In the 2014 grant year, the City of Eau Claire will continue to work towards eliminating barriers to affordable housing in the City. Eau Claire supports and funds a number of activities aimed at reducing or eliminating barriers to fair housing for lower-income persons wishing to reside in the City.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Eau Claire will use over \$250,000 of CDBG funding on rehabilitation and lead remediation for owner occupied and rental properties of low-income persons in the City of Eau Claire. Eau Claire has a well-maintained supply of large, older single-family houses that are amenable to rehabilitation. The rehabilitation and lead remediation activities are a high priority need for the City of Eau Claire. Due to new single-family development growing in the community it is creating opportunities for resale of older houses to moderate-income households.

AP-85 Other Actions – 91.220(k)

Introduction

The Analysis of Impediments to Fair Housing Choice is a very instrumental document which will assist the Housing Division in attempting to come up with solutions to eliminate some of the impediments that were discussed in the document. We know that some of the impediments cannot be resolved in a day and will take time. We will, however, attempt to address the issues which will provide an immediate result/solution to those items discussed in that document.

Actions planned to address obstacles to meeting underserved needs

The City of Eau Claire Housing Division will continue to address obstacles to meeting underserved needs by continuing to service applicants on the Housing Authority waiting list with the Section 8 program, Public Housing, and other housing programs they have available. Although, this will not satisfy the entire need, it will help as much as possible. Other agencies such as *Western Dairyland*, *Eau Claire Interfaith Hospitality Network* and *Bolton Refuge House* also receive CDBG and HOME funding to manage Transitional Housing units to provide shelter to homeless families.

The City of Eau Claire Housing Division/Housing Authority is an active participant in the monthly Continuum of Care (COC) meetings. The COC meetings include organizations such as *Western Dairyland*, *Eau Claire Interfaith Hospitality*, *Bolton Refuge House*, *Community Table*, *Salvation Army*, *United Way*, *Eau Claire School District*, *Catholic Charities*, *Habitat for Humanity*, *Women's Way*, *The Aging and Disability Resource Center*, *Hope Gospel Mission*, *Positive Avenues*, *AIDS Resource Center of Wisconsin* and the *Housing Authority of the City of Eau Claire*.

The City will continue to attend the COC meetings and work with Western Dairyland to conduct a "Point in Time Survey" yearly to gather information on community needs and work to address those needs as necessary.

Actions planned to foster and maintain affordable housing

The City of Eau Claire contracted with the Metropolitan Milwaukee Fair Housing Council to update the *Analysis of Impediments to Fair Housing Choice*. The report is completed and the City of Eau Claire has reviewed the impediments and addresses those items of high priority.

The City of Eau Claire may address, but not limited to, the following identified in the product:

1. Lack of Housing Units Accessible to Persons with Disabilities

Eau Claire has a large proportion of older housing which lacks accessibility

- The City of Eau Claire will allocate 2014 CDBG funding to the City's rehabilitation loan program to provide no interest loans to homeowners in need of handicap accessibility.
- The Housing Authority has recently added a handicapped unit to its Public Housing inventory and will continue to make modifications to existing units as necessary.
- The City of Eau Claire Housing Division also renovated one of their Homeownership properties, purchased with Neighborhood Stabilization Program (NSP) funds, into a handicapped accessible single family home.

2. Shortage of Affordable Housing Supply Relative to Resident Income

- The Eau Claire Housing Authority indicates that longest public housing waiting list is for two-bedroom units and units with four or more bedrooms
- The City of Eau Claire will allocate 2014 HOME CHDO funds to Western Dairyland for future development of an Affordable Housing.

3. City of Eau Claire's Fair Housing Ordinance

- The City of Eau Claire Housing Division will evaluate this determination and take steps to encourage the updating of the City's "flawed" Fair Housing ordinance as necessary.
- The City of Eau Claire is currently working with the City of Eau Claire Attorney's office to adopt the State of Wisconsin Fair Housing ordinance.

The City of Eau Claire will continue to address the following in the 2014 grant year:

The Housing Authority of the City of Eau Claire will continue to be responsible for receiving housing discrimination complaints. The Housing Authority receives the complaint in writing on the appropriate form and directs the complaint to the appropriate office for investigation.

The City of Eau Claire will continue to participate in the Continuum of Care meetings with community homeless and non-profit agencies to address housing for the most needy. The group meets monthly. The continuum of Care group continues to work on the City/County 10-year plan to end homelessness.

- The City of Eau Claire awarded Tenant Based Rental Assistance (TBRA) funding to help address the need for rental subsidies.
- Fair Housing ads will continue to run in the newspaper periodically throughout the year.
- The City will continue to sponsor the annual Fair Housing poster contest during National Fair Housing month.

Actions planned to reduce lead-based paint hazards

Specific actions that will be taken during the 2014 program year to address lead paint hazards would be:

Annual Action Plan

50

2014

- *City of Eau Claire Housing Division's Housing Rehabilitation* loan program. This federally assisted program has regulations and requirements to deal with lead based paint hazards. The City of Eau Claire Housing Division has three trained employees that are state licensed as risk assessors/lead inspectors/supervisors by the State of Wisconsin.

The City of Eau Claire Housing Division has sponsored lead trainings for all CDBG/HOME and Housing contractors. The City plans to use future CDBG lead remediation funding to offer further Lead Based Paint Remediation training for both contractors and local landlords participating in the Section 8 Voucher Program.

- *The City County Health Department* has received CDBG funding to fund an Environmental Health Specialist position, which enforces code compliance. The project involves a systematic housing inspection and housing code enforcement program, which would be administered in the entire area of the CDBG target area.

The Health Department also has three trained employees that are state licensed and has purchased an XRF machine, which has been shared with the City Housing Division.

Actions planned to reduce the number of poverty-level families

The City of Eau Claire Antipoverty Strategy focuses primarily on educational and economic development. To be removed from poverty, a person must have not only skills, but also the opportunity to use those skills.

In 2014, the City of Eau Claire is using CDBG funds to help support:

- *Western Dairyland Business Start-up* will receive Community Development Block Grant funding for a business start up program benefiting women and minorities that are low income. Western Dairyland provides people in this program with skills and employment to become successful in the workforce, encourage the starting of their own business and to develop entrepreneurial skills.
- *Bolton Refuge House Vocational Advocacy* was originally implemented to provide an employment advocacy component for victims of domestic abuse and sexual assault receiving services through Bolton Refuge House. The project provides direct assistance in locating and obtaining gainful employment, overcoming childcare barriers, transportation and providing community advocacy and education regarding domestic abuse and sexual assault.
- *Eau Claire Interfaith Hospitality Network* provides emergency shelter to the homeless families. As a part of the program, the clients are provided with case management to help with finding a job and permanent housing.
- *Housing Authority of the City of Eau Claire* provides a mechanism for breaking the poverty cycle through its affordable housing homeownership program for low-income persons.

Job Services of Wisconsin, Western Wisconsin Private Industry Council, Eau Claire Hmong Mutual Assistance Association and other entities also provide employment-training services as well as counseling and case management. The City will continue working with these agencies that provide education and employment skills and opportunities to low income residents in Eau Claire.

Actions planned to develop institutional structure

The City will encourage the collaboration of agencies that deal specifically with Community Development and housing objectives such as the Continuum of Care, Eau Claire Coalition for Youth, Eau Claire Board of Realtors, The Chippewa Valley Apartment Association and the Educational Opportunity Center's Partnering Committee.

Actions planned to enhance coordination between public and private housing and social service agencies

Because the City of Eau Claire Housing Division does not receive an Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or SRO Program funds, a Discharge Coordination Policy is not required.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Eau Claire does not invest HOME funds to activities beyond what is referenced in Section 92.205 as eligible activities.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City will provide financial assistance up to \$3,300 in the form of a deferred and forgivable loan. This loan is forgiven 20% each of the five years following the loan until it's completely forgiven after continual occupancy. If the homeowner sells the home within that five-year period, the repayment is pro-rated by the number of years they have lived in the house.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Eau Claire will allocate CHDO funding to agencies to purchase and rehabilitated affordable housing units. With each grant, the agency is required to sign a mortgage and promissory note that is filed with the County as a second mortgage on the property. The subrecipient agrees that the note shall become due and payable to the HOME program in the event that either of the following occurs: (a) title to or equitable ownership in the property is transferred to any person or entity other than the subrecipient or (b) the property is no longer occupied predominately by the subrecipient for a housing program occupied by low income persons. In the event that the title to the equitable ownership of the property is occupied predominately by subrecipient for housing programs occupied by low income persons during the affordability period, all payments required under the terms of the note will be forgiven.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable.